



Olive Yeates Way | Crossgates | LS15 8FG

£375,000

Four Bedroom Detached House | Council Tax Band D | EPC rating C

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*** A FOUR BEDROOM DETACHED PROPERTY WITH A SPACIOUS PLOT, FOUR GREAT SIZED BEDROOMS AND TWO RECEPTION ROOMS ***

This executive four bedroom detached home sits in the sought after Limes development. The property boasts FOUR double bedrooms (one with an en-suite shower room). Set on a good size plot with a lawn garden, a patio seating area, off-street parking, storage garage and a newly replaced boiler (installed Oct 2024).

The property briefly comprises; entrance hall, living room with French doors opening to the garden, a second reception room, kitchen/diner and a guest WC to the ground floor. The first floor has four double bedrooms (one with en-suite shower facilities) and a family bathroom. Outside to the front is a small buffer garden with off-road parking leading to a storage garage with power and light. The rear garden is enclosed and offers a lawn and patio seating area.

The location is unparalleled being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links just a short walk away on Manston Lane along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. There is a new and exciting shopping and leisure complex at 'The Springs' close by PLUS Crossgates shopping district which offers a wide range of shops, banks, cafes, bars and restaurants.

*** Call now 24 hours a day 7 days a week to arrange your viewing ***

Ground floor

Entrance Hall

Composite front access door opens into an entrance hall with a staircase rising to the first floor and access to the ground floor rooms.

Kitchen/Diner 4.62m x 2.64m (15'2 x 8'8)

Fitted with matt white wall and base units with work surfaces over. Integrated appliances include a built in eye level electric oven, a stainless steel gas hob with matching

extractor hood and splashback, a tall fridge/freezer, dishwasher and space for a washing machine. plus a one and a half bowl stainless steel sink with side drainer and mixer tap. There is ample space for a dining table and chairs with views over the front garden through the box bay window.

Living Room 4.70m x 3.18m (15'5 x 10'5)

A spacious and light lounge offers a central heating radiator and double-glazed French windows opening out to the enclosed rear garden. The room is open to;-

Sitting room

Converted from part of the original garage this useful second reception room could provide a variety of purposes. Used by the current sellers as a playroom the space could be a more formal dining room, t.v snug, work from home space, gym etc - you choose! With central heating radiator, window to the rear and fixture cupboard housing the central heating boiler (replaced Oct 2024).

WC

Complete with pedestal hand wash basin and close coupled WC, central heating radiator and extractor fan.

First floor

Landing

With two fixture storage cupboards and access to all first floor bedrooms and a family bathroom. A pull down ladder gives access to the loft space which is boarded and provides a great storage area.

Master Bedroom 4.88m x 3.02m (16'0 x 9'11)

A spacious double bedroom with central heating radiator, a double-glazed window to the front and a door leading to;

En-suite Shower Room

Half-tiled in ceramics with close coupled WC, pedestal hand wash basin and fully tiled shower cubicle, a central heating radiator and double-glazed window to the rear elevation.

Bedroom 2 4.50m x 2.54m (14'9 x 8'4)

A second large double bedroom with central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom 3 3.35m x 2.54m (11'0 x 8'4)

A third double bedroom with central heating radiator and a double-glazed box bay window overlooking the front garden.

Bedroom 4 2.77m x 2.03m (9'1 x 6'8)

A smaller double bedroom currently used as a study/craft room. Overlooking the rear aspect with central heating radiator and double-glazed window.

Bathroom

Fitted with a three piece suite in white, which comprises; panelled bath, pedestal hand wash basin and close coupled WC. There is modern mid-height tiling and a double-glazed window to the front elevation.

Exterior

To the front of the property is a low maintenance buffer garden with off-road parking which in turn leads to the attached storage garage. The rear garden is a good size and is fully enclosed, ideal for pets or children and has exterior lighting and a water supply.

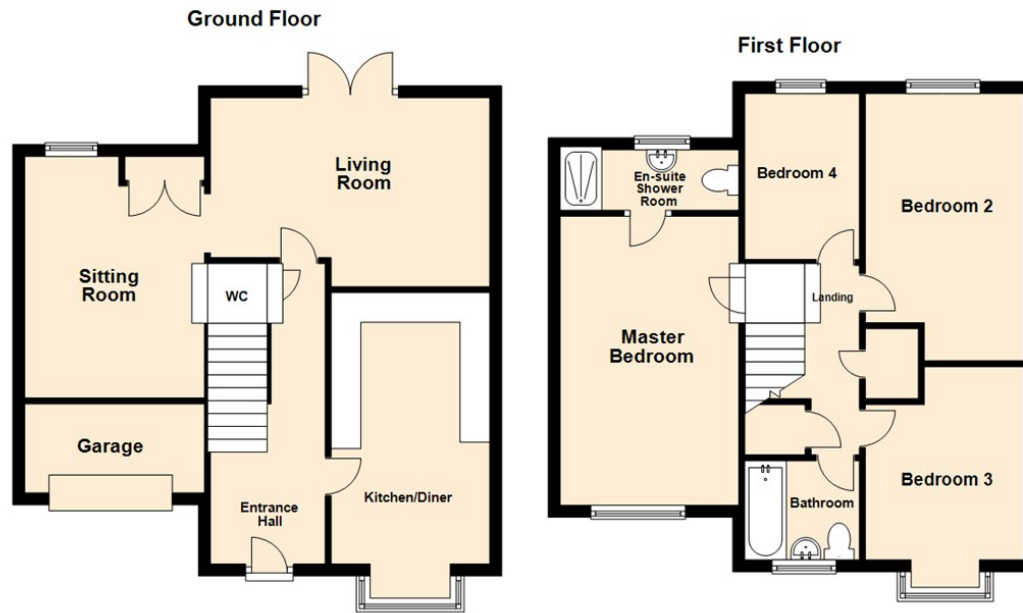
Directions

From our Crossgates office on Austhorpe Road head east, passing Manston Park. Head straight on at the mini-roundabout and take the first right onto Ethel Jackson Road and then the second right onto Olive Yeates Way where no 14 can be found on the right hand side.

Agents note

There is a communal maintenance charge of £132.88 per annum for the upkeep of three communal parks on the development.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
 t: 0113 284 0120 | www.emsleysestateagents.co.uk

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